

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Dec 17, 2021 08:30 AM Fee: \$34.00

**2021275378**

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE**

**ST. ANDREWS RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of St. Andrews Residential Property Owners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is St. Andrews Planned Unit Development (the "Subdivision Development").
2. The name of the Association is St. Andrews Residential Property Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

St. Andrews Planned Unit Development, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Volume 87, Pages 157A through 157C, in the Plat Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Covenants, Conditions and Restrictions for St. Andrews Planned Unit Development, recorded at Document No. 5559814 in the Real Property Records of Travis County, Texas.

First Amendment to the Covenants, Conditions and Restrictions for St. Andrews Planned Unit Development, recorded at Document No. 5646385 in the Official Public Records of Travis County, Texas.

Variance, recorded at Document No. 5894863 in the Official Public Records of Travis County, Texas.

Notice to Purchasers, recorded at Document No. 5991597 in the Official Public Records of Travis County, Texas.

Notice to Purchasers, recorded at Document No. 5967924 in the Official Public Records of Travis County, Texas.

Notice to Purchasers, recorded at Document No. 5961462 in the Official Public Records of Travis County, Texas.

Notice to Purchasers, recorded at Document No. 5956119 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:

St. Andrews Residential Property Owners Association, Inc.  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company  
 700 Market Street, Building 3  
 Cedar Park, TX 78613  
 Tel: (512) 918-8100  
 Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFI!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00

Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

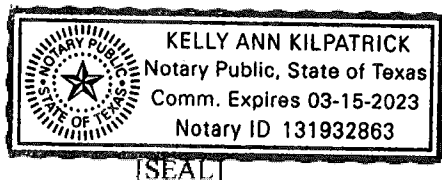
This Management Certificate is effective as of the 19 day of November, 2021.

ST. ANDREWS RESIDENTIAL PROPERTY OWNERS  
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: DON PUGS  
Title: AGENT

THE STATE OF TEXAS       §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on 19 day of November, 2021, by Doug Pugs, Registered Agent St. Andrews Residential Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

MANAGEMENT CERTIFICATE  
ST. ANDREWS RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.